

TOWN OF FORT MILL HISTORIC REVIEW BOARD MEETING March 10, 2015 112 Confederate Street 4:30 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. HRB Meeting: February 10, 2015 [Pages 3-4]

OLD BUSINESS

1. Request for Certificate of Appropriateness [Pages 5-8]

Applicant Name: Candace Windell
Owner Name: The Clebourne House
Property Address: 138 Clebourne Street

Purpose: Request to approve a covered shelter over existing courtyard

area at The Clebourne House

Zoning: LC / Historic District

2. Request for Certificate of Appropriateness [Pages 9-23]

Applicant Name: JM & JC, LLC Owner Name: Jason Cloud

Property Address: 203/205 Main Street

Purpose: Request to approve exterior modifications related to a

proposed restaurant at 205 Main Street.

Zoning: LC / Historic Overlay

NEW BUSINESS

1. Request for Certificate of Appropriateness

[Pages 24-27]

Ron Talerico Applicant Name: Owner Name: Michael Chase Property Address: 231 Main Street

Request to approve an awning and sign for Father and Son Electric Service Co. Inc. office Purpose:

Zoning: LC / Historic District

ADJOURN

MINUTES TOWN OF FORT MILL HISTORIC REVIEW BOARD MEETING

February 10, 2015 Town Hall, 112 Confederate Street 4:30 PM

Present: Chairman Louis Roman, Scott Couchenour, Atalie Zimmerman, Dan Dodd,

Melissa White, Carolyn Blair, Chip Heemsoth, Planning Director Joe Cronin,

Assistant Planner Chris Pettit

Absent: None

Guests: Candace Windell

Chairman Roman called the meeting to order at 4:30 p.m.

APPROVAL OF MINUTES

Mr. Heemsoth made a motion to approve the minutes from the January 13, 2015 meeting as presented, with a second by Ms. Blair. The minutes were approved by a vote of 7-0.

NEW BUSINESS

1. Request for Certificate of Appropriateness: 138 Clebourne House: Chairman Roman provided a brief overview of the request, the purpose of which was to install a covered shelter over the existing courtyard area at The Clebourne House. Ms. Windell, owner of The Clebourne House, provided a brief presentation describing the purpose of the covered shelter, which is necessary to provide guests with a weather safe "plan B" if necessary. Ms. Windell explained that the shelter would require the removal of an existing magnolia tree. Members of the Board inquired whether the Town had any regulations about tree removal and whether the tree would be within the Board's jurisdiction. Planning Director Cronin noted that the Town had regulations for trees over 30" in diameter, however the regulations do not strictly prohibit removal as they provide options for replanting if necessary. Mr. Cronin also noted that the tree provided substance to the site's exterior appearance and therefore it would be within the Boards purview. Members of the Board discussed the health of the tree and noted that its removal would not be detrimental to the site since the tree is in poor health and would likely need to be removed at some point in the future.

In further discussion, Ms. Windell provided additional specifications as to the shelter she was requesting. The shelter would have a metal roof, include drop down walls, and have lights, fans, etc. along the interior of the shelter. Mr. Dodd noted that the hip roof did not necessarily match the existing home, as the existing home has historic details that provide character that isn't present in the proposed shelter. Mr. Dodd recommended potentially

landscaping the front to minimize the visibility of the proposed shelter. Ms. Windell noted that her preference would be to not add landscaping since the current landscaping provides a very popular backdrop for client's pictures. Mr. Dodd stated that this addition, with significant visibility from the street, deserves the attention of an architect. Ms. White made a motion to defer pending the applicant providing an architect designed front elevation drawing. Mr. Dodd seconded the motion. There being no further discussion, Chairman Roman called for a vote. The motion was approved by a vote of 7-0.

ITEMS FOR INFORMATION / DISCUSSION

1. Information Regarding a Potential 2015 Federal Historic Preservation Grant: Mr. Cronin provided information on a potential historic preservation grant through the South Carolina Department of Archives and History. The Town applied for the grant for potential assistance in funding design guidelines for the Town's historic district. Mr. Cronin noted that if the Town were to receive the grant, it is likely that matching funds could be used out of the Town's contingency fund for the fiscal year. Chairman Roman noted that this was an important project and that he appreciates staff's work on the grant application.

Assistant Planner Pettit noted that the Town had received multiple inquiries related to the exterior duct/exhaust work for the new restaurant located at the bottom of Main Street. In looking through the plans provided to the Historic Review Board in the previously approved Certificate of Appropriateness, Mr. Pettit noted that the exhaust work was not detailed to show what exists today. Ms. Blair, due to the inconsistency in the submitted plans, made a motion to bring back the applicants to further discuss the exterior exhaust work at 203 & 213 Main Street for the Hobos restaurant, requesting specifically a fully colored, to scale side elevation showing all proposed improvements. Mr. Heemsoth seconded the motion. There being no further discussion, Chairman Roman called for a vote. The motion was approved by a vote of 7-0.

Mr. Heemsoth noted that the banner sign at Art, Funk, & Junk was never permitted through the Historic Review Board and asked whether or not the Town permitted the banner sign. Mr. Cronin noted that staff had never approved the sign and that staff would look into the issue.

There being no further items listed on the agenda, Chairman Roman called for a motion to adjourn. The meeting was adjourned at 5:36 p.m.

Respectfully submitted,

Chris Pettit Planning Department



TOWN OF FORT MILL

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

NO. (supplied by secretary)	DATE 1/29 15
Property Information	V2007 31.70
Location: Certified house no. 138	
Located between cross streets of 61	rier & Hung 160 East
and	0
Applicant/Owner Information	
	ell
	Street Fort Mill, SC 29715
Owner name (if different)	Telephone
Mailing address PMail: We	ents@ the Clebrurae house. Con
Other Project Contacts	
	Telephone
CONTRACTOR, IF KNOWN JMAC COMST.	Miction Telephone 803-957-3332 building Syptems
COMMISSION STAFF CHECKLIST (to be check completeness of application)	ed by commission secretary to verify
Application, adequately filled out	Site plan
Photos of existing, overall views	Bldg. elevations, floor plans
Detail photos	Manufacturer's literature
Streetscape photos	Paint chips or other samples
commission secret	ary's initials

Neighborhood Works 1988

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - Page 2

WORK SUMMARY Please check areas of proposed work and explain below as needed.

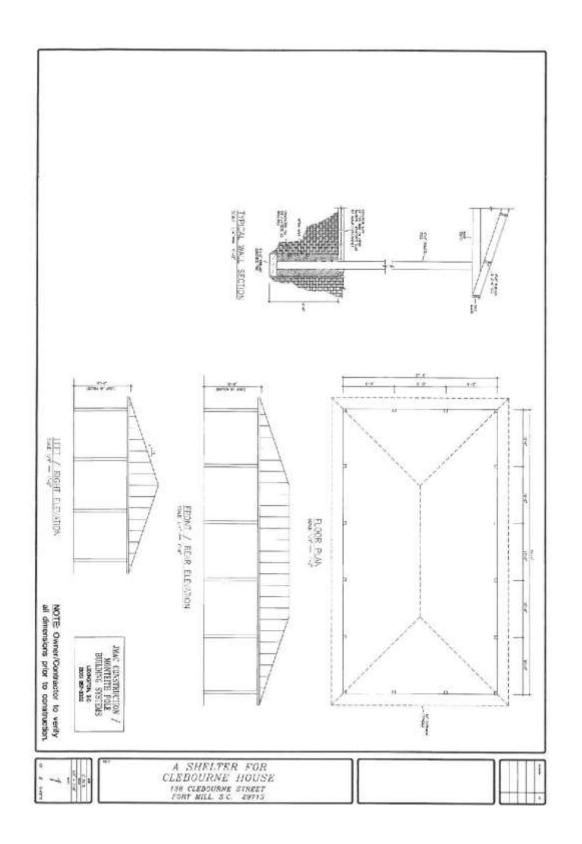
	Type of work proposed (check all that apply)	Detailed on drawing: (check as a	s Explained below	
	4	Conecta as a	ppropriate	
DEMOLITION			-	
REHABILITATION	OF EXISTING BUILDINGS			
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Hasonry				
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Gatters/downsp	cuts			
Chimney	221117-77	-		
Doors/entrance	5	10	N	
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Porch				
Cornice/frieze		1000000000		
Ornamentation				
Awming/camppy		V	-	
Storefront				
Color/painting				
Other	No. 22.332.22	-		
(explain belo	w)		-	
ADDITIONS TO BU	ILDINGS			
Room addition	2018/08/0			
Garage		-	-	
Porch or deck		-		
Greenhouse			-	
Dormer			-	
Skylight		-		
Chinney			-	
Other		-	-	
(explain below	v)			
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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS, Page 3

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Walks, pacios			
Other		-	-
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TOWN OF FORT MILL

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

NO. (supplied by secretary)	EATE NOV 18, 2014
Property Information Location: Certified house no. 213	Screen MAIN Street
Located between cross streets of	
Applicant/Owner Information	
Applicant Hame JM & JC, LLC	Telephone 704-776-1951
Mailing address 537 Vogel Id	N, FoetH:11,5c 29715
	oud Telephone 704-726-1931
Malians address 937 Vogel W.	ny, Furt Hill, SC 29715
Other Project Contacts	co succe = v
Author of drawing Joves D. Wilhide	Telephone 704-650-3284
contractor, if known Echelan AEC	L, LLC Talaphone <u>603-984</u> -4801
COMMISSION STAFF CHECKLIST (to be checked completeness of application)	d by commission secretary to verify
Application, adequately filled out	54te plan
Photos of existing, overall views	Bldg. elevations, floor plans
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Streetscape photos	Paint chips or other samples
commission secrets	ry's initials

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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - Page 2

WORK SUMMARY Flease check areas of proposed work and explain below as

(c	neck all that apply) (check as a	ppropriate)
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Chimney		-	77
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Windows			
Porch			-
Cornice/frieze		-	-
Ornamentation			-
Awning/canony			-
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* Color/painting			-
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(explain below)	1	***************************************	
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Room addition			
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Porch or deck			-
Greenhouse			
Dorner		E	
Skylight			
Chimney		1	
Other		11	
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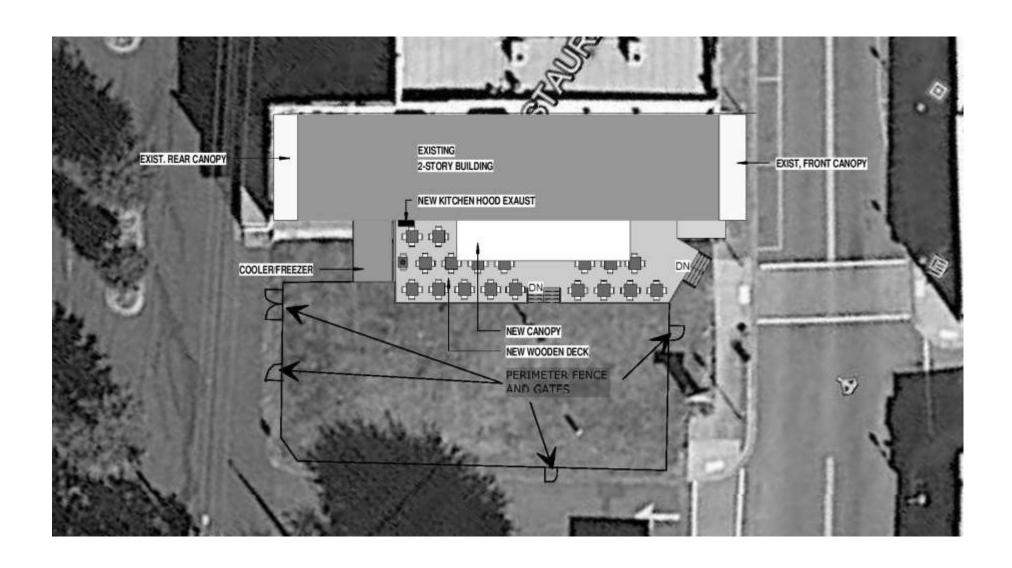
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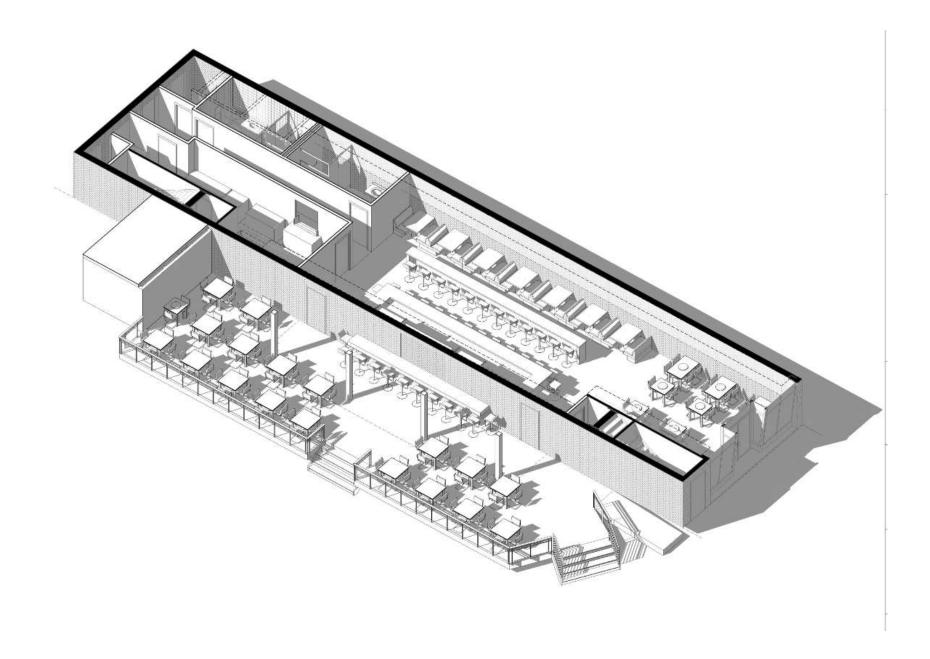
APPLICATION FOR CERTIFICATE OF APPROPRIATESESS, Page 3

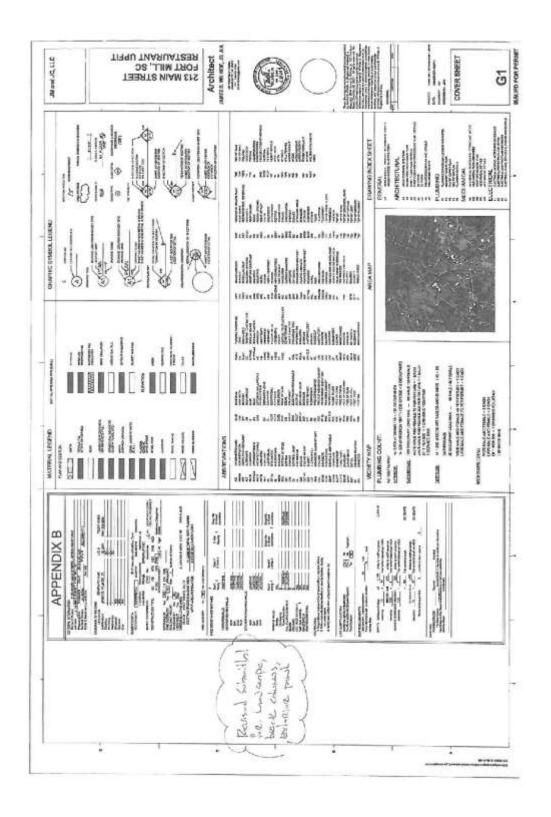
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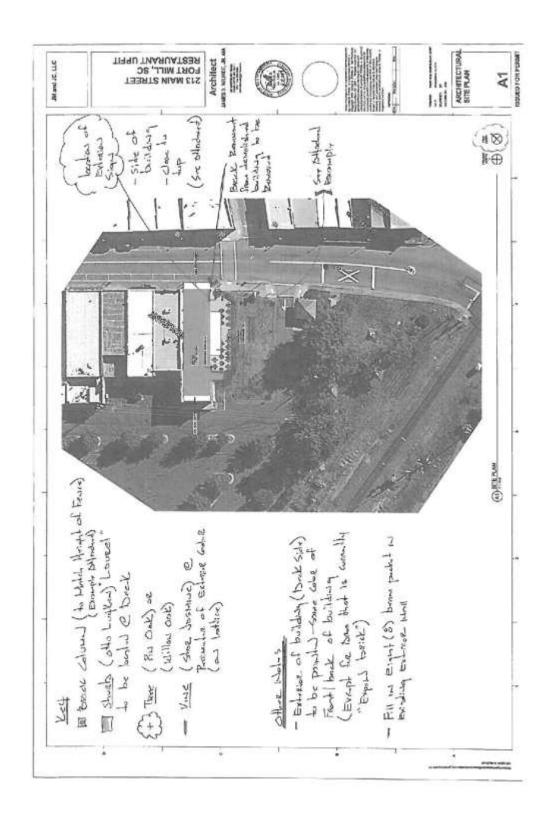
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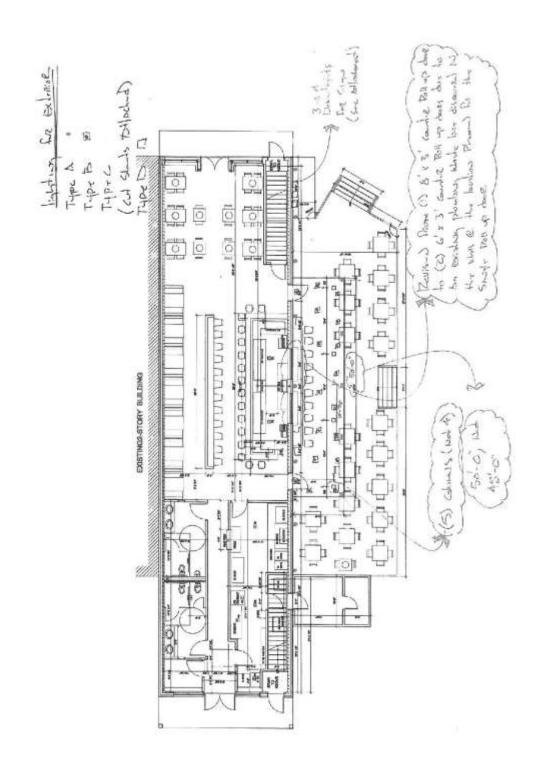
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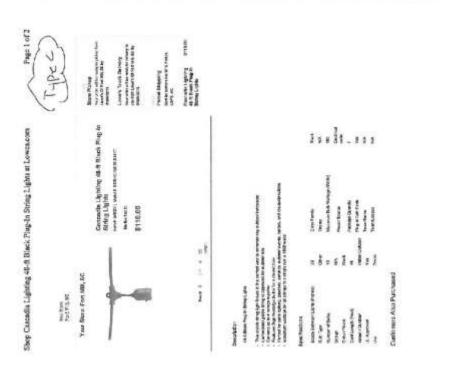
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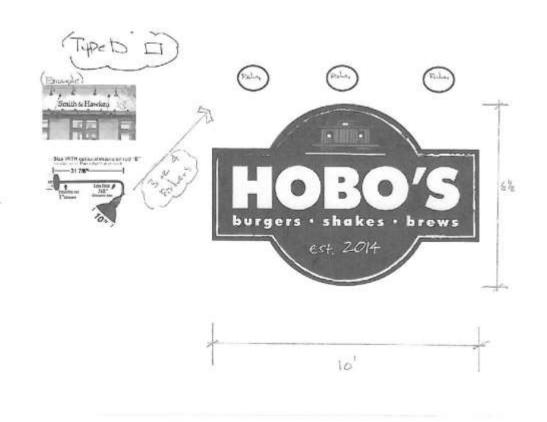
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Chris Pettit

From: James L. Britton, II <jbritton@ccorpusa.com>

Sent: Tuesday, January 06, 2015 12:58 PM

To: Chris Pettit

Cc: jasoncloud@cloud9martini.com; Jimmy Wilhide (jwilhideala@gmail.com); James L.

Britton, II

Subject: FW: 203 / 205 Main Street - Town of Fort Mill - Historic Review

Attachments: doc02876820150106123826.pdf

Chris-

See below and attached. We will be dropping off several hard copies shortly. If you have any questions, please let me know.

Jim

From: Chris Pettit [mailto:Cpettit@fortmillsc.gov]
Sent: Wednesday, December 10, 2014 4:09 PM

To: jwilhideala@gmail.com Cc: James L. Britton, II

Subject: 203 / 205 Main Street - Town of Fort Mill - Historic Review

Good afternoon -

I just wanted to provide you an update on the restaurant review. Last night, the Historic Review Board approved the following:

- Installation of cooler/freezer with three sides screened with a black, horizontal wood screen:
- Installation of two side doors to match front door, including glass and silver, anodized aluminum frame;
- Installation of metal, art deco awning to match awning located at the front of the building:
- Installation of restaurant bar, with associated televisions angled away from Confederate Park and Main Street to minimize the visual impact; and
- Installation of wooden deck including steps and ramps.

Please see the attached letter, which serves as official notice of the Historic Review Board's approval of the above items.

As mentioned at the meeting, the Historic Review Board would like to see the following items brought back for a later approval:

- Fence/railings for perimeter and deck; (Example of Fence is attached, Proposed fence is 4' in height. Four (4) brick columns were added. Deck railings will be 1.5" x 1.5" wood pickets that will be painted black)
- Landscaping; (Landscape Plan is attached)
- Lighting; (Lighting cut sheets / locations attached)
- Signage; and (Signage attached...example, size, and lighting)
- Any information about the cleaning up of the upper exterior wall. (We will in-fill the eight (8) beam pockets,
 paint the entire wall to match the color of the front of the building except for the brick that is currently
 exposed which will be under the canopy)

We have completed the Zoning Permit review and sent all plans over to our Building Department. Once the Building Department has completed their review of the construction plans, they will give you guys a call.





Application tee: \$250

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

NO. DA	TE 2-25-	
(supplied by secretary)		
Property Information	79	
Location: Certified house no. 23/ Street	MAIN ST	
Located between cross streets of		
and		
Applicant/Owner Information	20.20	
Applicant name FATher 4 Son Elec	TRICTELEPHONE 80	3-812-005/
Owner name (If different) MIC (AM) - CAA	Telephone XO	3-311 200
Mailing address III SPring 51	FORT MI	11,56 29713
Other Project Contacts		
Author of drawing	Telephone	
Contractor, if known	Telephone	
COMMISSION STAFF CHECKLIST (to be checked by completeness of application)	commission secretary	to werify
Application, adequately filled out	Site plan	
Photos of existing, overall views	Bldg. elevations, fl	oor plans
Detail photos	Magufacturer's litera	itu re
Streetscape photos	Paint chips or other	sam ples
commission secretary's	FATHER	8 Soil Bestule Sorridge Ex. Inc.
9	RON TALERICO PRESIDENT	FORT MILL, SOUTH CASOLINA 29715 (SC 1) SOUTH (ASOLINA 29715 (SC 1) LIC MILY 2575 LIC
Neighborhood Works 19	Email: chefotherous@sol.com were theinfarmer.com	S 40 TORINGDON WAY T 1ARIOT/E, NORTH CAROLINA IS C 104 499-998 L C DC 1 2987

. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - Page 2

WORK SUMMARY Please check areas of proposed work and explain below as needed.

		ype of work proposed	Detailed on drawing	s Explained below
	(check all chat apply)	(check as a	ppropriate)
3.3	DEMOLITION	10-20-0		
	REHABILITATION O	F EXISTING BUILDINGS		
	Foundations			
	Masonry			
	Siding	-		
	Roof			
	Gatters/downspo	org -		
	Chimney			
	Doors/entrances			-
	Windows			7
	Forch		-	-
	Cornice/frieze			-
	Ornamentation		-	
	Awning/canopy	140€		
	Storefront	yas		
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	Color/painting Other			
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	ARREST COLUMN TO THE PARTY OF T			
	ADDITIONS TO BUIL	DINGS		
	Room addition	F)		
	Garage			
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	Dorner			
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	(explain below)	-		
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Neighborhood Works 1988

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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS, Page 3

SITE WORK			
Fence or wall Site lighting			
Street furniture	BRAICH ROPHOY		
Special features	return believe		
Parking			
Walks, pacios			
Other	-		
(explain below)		-	
GRAPHICS/SIGNAGE	yes		
MAINTENANCE			
(Explain below)			
EMERGENCY REPAIR			
(Explain below)			
ANNING.	+ Phone #	ON FRO	N CO/OR
D-Th	<u> </u>	2-35	-15
Signature of Ap	consulted the commissi	Date on's guidelines fo	or your project?
-	yes no		

Neighborhood Works 1988

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